WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

VICKI COSTLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 23, 2003

Davidson County DEEDWARR
Recvd: 08/06/01 14:05 2pgs
Fees:13.00 Taxes:547.60

20010806-0083863

THIS INSTRUMENT WAS PREPARED BY
Superior Title Company, 104 Cude Lane, Suite 132, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Leshikar	Sebring Capital Corporation	51-11-52
(NAME)	(NAME)	
413 Fredia Villa	4000 International Pkwy. Ste. 3000	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Carrollton, TX 75007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Becky F. Woodfin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Leshikar, UNMARRIED, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Oakland Acres, Section 10, as of record in Book 2900, Page 140, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Becky F. Woodfin by deed from Jack G. Paine, Devisee and Executor under the will of Constance Paine aka Connie Paine, dated March 12, 1998 and filed of record in Book 10838, page 893, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 413 Freida Villa, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of July, 2001.

Becky F. Woodfin

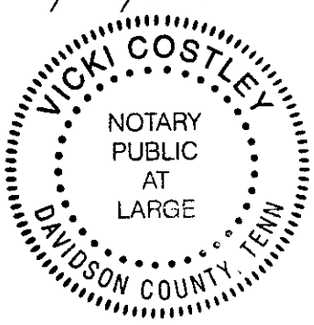
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Witness my hand and official seal at Madison, Tennessee this 16th day of July, 2001.

Commission expires: 3/23/02

Notary Public



My Commission Expires MAR. 23, [redacted]

2002